

### THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0128

REQUEST: Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as 5005 Spicewood Springs Road from SF-2 to SF-6.

DEPARTMENT COMMENTS:

The City Council requested that the staff research the possibility of adding an environmental buffer on the property that would insure that the southwestern portion of the property that leads to the creek would be protected. The applicant has agreed to a five hundred foot (500') undisturbed vegetative buffer covering the southwest part of the property extending all the way to the creek.

OWNER/APPLICANT: Morin Scott

AGENT: Wiler & Associates (Holland Wiler)

DATE OF FIRST READING: September 25, 2008, The amended motion to hold the public hearing open and approve on first reading townhouse and condominium residence (SF-6) district zoning was approved on Council Member Martinez' motion, Council member Morrison's second on a 7-0 vote. Staff was directed to inform Council on what will be required regarding code, variances, slopes etc. prior to 2<sup>nd</sup> and 3<sup>rd</sup> reading.

DATE OF SECOND READING: October 16<sup>th</sup>, 2008, The public hearing was closed and the second reading of the ordinance for townhouse and condominium residence (SF-6) district zoning with a limitation of four units was approved on Council Member Leffingwell's motion, Mayor Wynn's second on a 7-0 vote.

DATE OF THIRD READING: January 15<sup>th</sup>, 2009, **The motion to postpone this item to February 12, 2009 was approved on Council Member Leffingwell's motion, Council Member Martinez' second on a 7-0 vote.**

CITY COUNCIL HEARING DATE: February 12<sup>th</sup>, 2009

ORDINANCE NUMBER:

CITY COUNCIL ACTION:

ASSIGNED STAFF: Clark Patterson



## MEMORANDUM

\*\*\*\*\*

TO: Mayor Wynn and City Council Members

FROM: Greg Guernsey, AICP, Director  
Neighborhood Planning and Zoning Department

DATE: January 6, 2009

RE: C14-2008-0128 5005 Spicewood Springs Road

\*\*\*\*\*

On September 25, 2008, the City Council considered the above mentioned case and voted to hold the public hearing open and approve on first ordinance reading townhouse and condominium residence (SF-6) district zoning. The Council directed staff to inform them on what would be required regarding Code, variances, slopes etc. prior to 2nd and 3rd reading.

On October 16, 2008, the City Council requested that the applicant prepare a conceptual site layout for city staff to evaluate for potential environmental variances. Listed below is a brief summary of the possible variances that the property owner could face at the time of site plan review based on the submitted layout.

### **ENVIRONMENTAL:**

The four units are shown near the uppermost slope of the site on slopes of approximately 70% gradient. The access drive is through the joint access on the adjoining lot. It is unclear as to whether a portion of the duplex building is located in the Water Quality Transition Zone (WQTZ). However, the impervious cover in the WQTZ appears to be less than 18%. Overall impervious cover is approximately 11 %.

### **Probable Variances from Title 25, Land Development; Chapter 25-8, Environment, of the Land Development Code; based on site characteristics**

- Cut/fill greater than 4 feet
- Construction of buildings or parking lots on slopes greater than 25%;

- Construction of roadways or driveways on slopes greater than 15%;

#### Other Potential Site Constraints

- Protection of trees
- Placement of access driveway

#### **SITE PLAN:**

If the property is zoned SF-6, then it is subject to compatibility standard requirements and must setback 25' from the adjacent SF-3 (to the Southeast). The design regulations for compatibility (25-2-1067(G)) states that a parking area or driveway may not be constructed 25 feet or less from a lot that is: (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located. The plans provided show a driveway (paved area) within that 25' compatibility setback. A variance will be required. Below are my comments from the review.

Site plans will be required for any new residential development other than single-family, duplex residential or a two family residential (garage apt.) use.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the South & East property lines, the following standards apply:

No structure may be built within 25 feet of the property line.

No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

No parking or driveways are allowed within 25 feet of the property line.

A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

#### **TRANSPORTATION:**

There are sight distance issues that will need to be addressed for any driveway access. Shared access from a safer access point would be preferable, but staff cannot deny the applicant vehicular access to the site.

SCALE: 1" = 50'

### Legend

- Iron Rod Found
- Iron Pipe Found (see notes)
- Iron Rod Found with plastic cap imprinted with "Carson and Besh"
- ▲ 600 Nail Found
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- Record Bearing and Distance

**NOTES**  
Orientation for this survey was based upon a defunct bearing of N31°2'45" between points A and B as indicated hereon.  
This tract appears to be described by the Carson and Besh as described and recorded in Volume 1474 Page 92 of the Deed Records of Travis County, Texas.

- 121 6' 10" P  
918 10' Live Oak  
919 10' Live Oak  
920 8' Live Oak  
921 8' Live Oak  
922 8' Live Oak  
923 8' Live Oak  
924 8' Live Oak  
925 8' Live Oak  
926 8' Live Oak  
927 8' Live Oak  
928 8' Live Oak  
929 8' Live Oak  
930 8' Live Oak  
931 8' Live Oak  
932 8' Live Oak  
933 8' Live Oak  
934 8' Live Oak  
935 8' Live Oak  
936 8' Live Oak  
937 8' Live Oak  
938 8' Live Oak  
939 8' Live Oak  
940 8' Live Oak  
941 8' Live Oak  
942 8' Live Oak  
943 8' Live Oak  
944 8' Live Oak  
945 8' Live Oak  
946 8' Live Oak  
947 8' Live Oak  
948 8' Live Oak  
949 8' Live Oak  
950 8' Live Oak  
951 8' Live Oak  
952 8' Live Oak  
953 8' Live Oak  
954 8' Live Oak  
955 8' Live Oak  
956 8' Live Oak

JAMES COLEMAN SURVEY No. 25  
ABSTRACT No. 169

JAMES MITCHELL SURVEY No. 17  
ABSTRACT No. 521

Paving Area  
Building Area

500' Buffer

**SURVEY MAP OF**  
**FIRST TRACT**  
2.31 ACRES OF LAND OUT OF THE JAMES M. MITCHELL SURVEY No. 17 ABSTRACT No. 521, AND THE JAMES COLEMAN SURVEY No. 25 ABSTRACT No. 169, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 12.35 ACRES OF LAND AS CONVEYED TO MORIN M. SCOTT, TRUSTEE, BY DEED RECORDED IN VOLUME 3627 PAGE 194 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED ON SPICEWOOD SPRINGS ROAD

**SECOND TRACT**  
0.06 ACRES OF LAND OUT OF THE JAMES COLEMAN SURVEY No. 25 ABSTRACT No. 169, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 10.27 ACRES OF LAND AS CONVEYED TO MORIN M. SCOTT, TRUSTEE, BY DEED RECORDED IN VOLUME 3627 PAGE 194 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED ON SPICEWOOD SPRINGS ROAD

see accompanying Field Note Description

OF to 261900247  
Dated this 16th day of June 1993  
Commonwealth and this Survey and any  
S.A. of TEXAS  
COUNTY OF TRAVIS  
The undersigned do hereby certify that  
a survey was this day made on the ground of the  
property legally described herein and its accuracy  
is the best of my skill and judgment and no  
boundary line is shown in this survey which  
is the overlapping of improvements, visible, if by  
any, or odds in place, or of as shown hereon  
and properly shown and described hereon  
This property is within Zone X lands determined  
to be a "side of the road" and the authority  
of the Federal Emergency Management Agency (FEMA)  
Insurance Risk Map, Panel No. 250824, 195 E  
dated June 16, 1993  
16th day of June 1993 A.D. 2016

Not a Survey  
Registered Professional and Surveyor  
1904 - Highway Road Austin Texas 78706  
15121-422-0990

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2008-0128 – 5005 Spicewood Springs

**Z.A.P DATE:** 08-05-2008

09-02-2008

09-16-2008

**AREA:** 2.37 acres

**APPLICANT:** Morin Scott

**AGENT:** Wiler & Associates  
(Holland Wiler)

**ADDRESS:** 5005 Spicewood Springs Road

**NEIGHBORHOOD PLAN AREA:** None

**CAPITOL VIEW:** No

**T.I.A.:** Waived – See the Transportation  
Reviewer's comments.

**SCENIC ROADWAY:** Yes

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** SF-2 Single Family Residence (Standard lot)

**ZONING TO:** LO-MU (Limited Office – Mixed Use)

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends LO-MU-CO, Limited Office - Mixed Use - Conditional Overlay Combining District Zoning. The conditional overlay will limit the vehicle trips to 2000 a day.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

The Zoning and Platting Commission at their regularly scheduled meeting of September 16<sup>th</sup>, voted to deny the zoning change request.

### **DEPARTMENT COMMENTS:**

The property is currently an unplatted lot that is undeveloped. This segment of Spicewood Springs Road, between Capital of Texas Highway and Mesa Drive, has undergone a twenty year transformation to predominantly Limited Office zoning. This trend to move to Limited Office zoning dates back to 1982. The applicant has also requested the inclusion of the Mixed Use (MU) combining district overlay for the subject property. The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development. Within the districts that allow mixed use development, uses may be combined either vertically in the same building, or horizontally in multiple buildings, or through a combination of the two, depending on the standards of the district. In an MU combining district that is combined with a Limited Office (LO) base district, the minimum site area for each dwelling unit is:

district that is combined with a Limited Office (LO) base district, the minimum site area for each dwelling unit is:

- (i) 1,600 square feet, for an efficiency dwelling unit;
- (ii) 2,000 square feet, for a one bedroom dwelling unit; and
- (iii) 2,400 square feet, for a dwelling unit with two or more bedrooms.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	SF-2	Vacant lot
<b>NORTH</b>	PUD	Multi-family
<b>SOUTH</b>	SF-2	Undeveloped
<b>EAST</b>	MF-3	Vacant/undeveloped
<b>WEST</b>	PUD	Multi-family

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-05-0202 (Cell Tower)	From I-SF-3 to SF-6-CO	Approved SF-6-CO [Vote: 7-0]	Approved SF-6-CO [Vote: 7-0]
C14-03-0165	From SF-3 to LO	Approved LO [Vote: 9-0]	Approved LO [Vote: 5-0]
C14-99-0037	From LO-CO to LO-CO	Approved LO - CO [Vote: 5-0]	Approved LO - CO [Vote: 9-0]
C14-83-109	From "A-1 <sup>ST</sup> Height and Area" to "O-1" "SF-3 to LO"	Approved "O-1" "LO" [Vote: 8-0]	Approved "O-1" "LO" [Vote: 5-0]

**NEIGHBORHOOD ORGANIZATION:**

- Homeless Neighborhood Assn.
- Northwest Austin Civic Assn.
- 2222 Coalition of Neighborhoods
- Bull Creek Homeowners Assn.
- Bull Creek Foundation
- Courtyard Homeowners Assn.
- Balcones Civic Assn.
- Austin Neighborhoods Council
- Concerned Citizens for P & B of FM 2222

- Old Spicewood Springs Rd. Neighborhood Assn.

### **SCHOOLS:**

Hill Elementary School  
Murchison Middle School  
Anderson High School

### **ENVIRONMENTAL:**

- 1) According to current maps, the site is located very near the Edwards Aquifer Recharge Zone. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps, there is a flood plain within close proximity of the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.
- 3) The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 6) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
- 7) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

### **Transportation**

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117] No additional right-of-way is needed at this time.

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Bus Routes</b>
Spicewood Springs	118'	40'	Arterial	No	No	No

### **SITE PLAN:**

1. Site plans will be required for any new development other than single-family or duplex residential.
2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

### **Compatibility Standards**

- a. The site is subject to compatibility standards. Along the South & East property lines, the following standards apply:
  - b. No structure may be built within 25 feet of the property line.
  - c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - e. No parking or driveways are allowed within 25 feet of the property line.
  - f. A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
  - g. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
  - h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
3. Additional design regulations will be enforced at the time a site plan is submitted.



**CITY COUNCIL DATE:** September 25, 2008

**ACTION:** The amended motion to hold the public hearing open and approve on first reading townhouse and condominium residence (SF-6) district zoning was approved on Council Member Martinez' motion, Council member Morrison's second on a 7-0 vote. Staff was directed to inform Council on what will be required regarding code, variances, slopes etc. prior to 2nd and 3rd reading.

**CITY COUNCIL DATE:** October 16, 2008

**ACTION:** The public hearing was closed and the second reading of the ordinance for townhouse and condominium residence (SF-6) district zoning with a limitation of four units was approved on Council Member Leffingwell's motion, Mayor Wynn's second on a 7-0 vote.

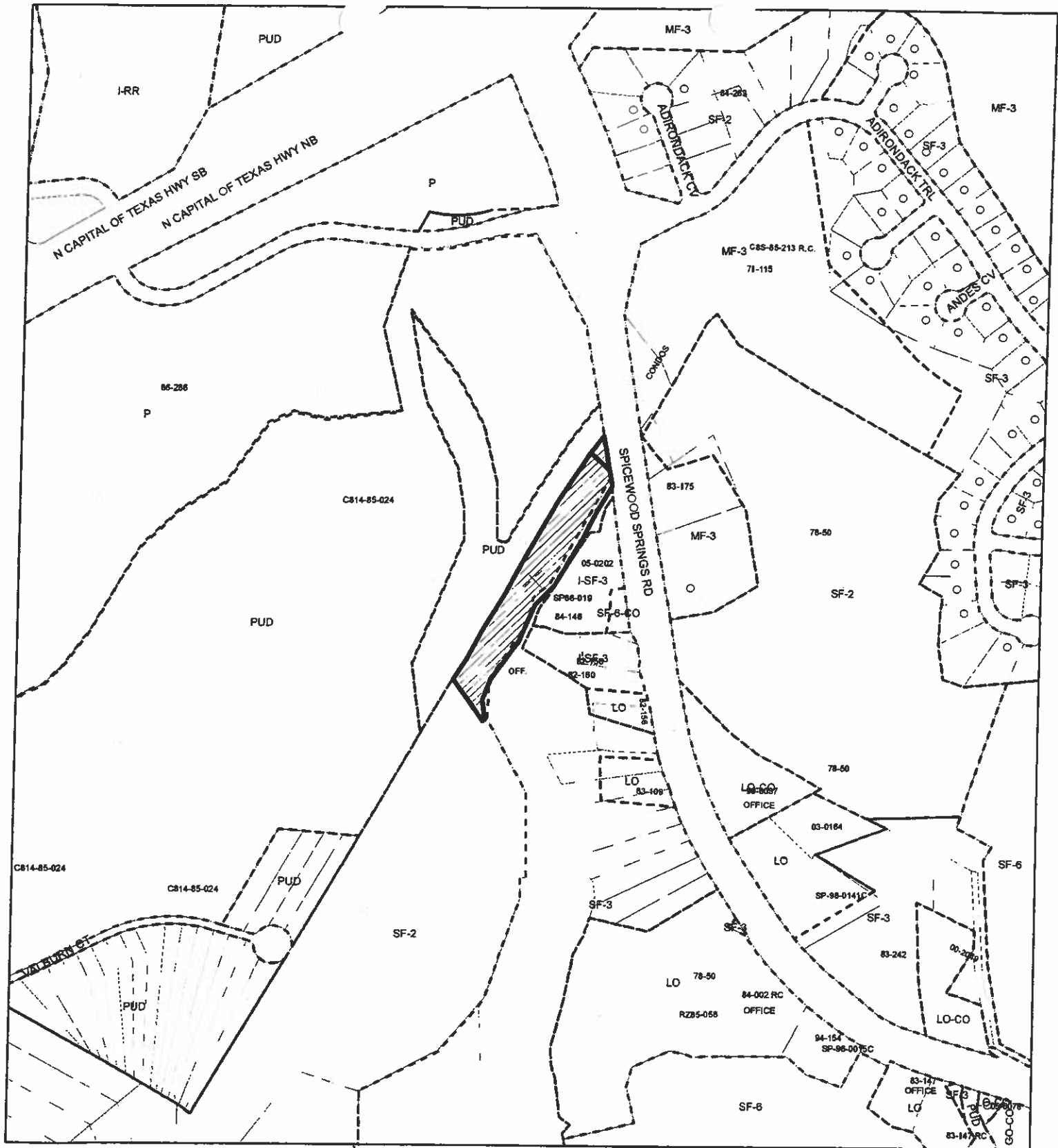
**CITY COUNCIL DATE:** January 15, 2009

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup>      2<sup>ND</sup>      3<sup>RD</sup>      **ORDINANCE NUMBER:**




**CASE MANAGER:**      Clark Patterson  
                                 [Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



# ZONING

ZONING CASE#: C14-2008-0128  
 ADDRESS: 5005 SPICEWOOD SPRINGS RD  
 SUBJECT AREA: 2.37 ACRES  
 GRID: H31 & H32  
 MANAGER: C. PATTERSON

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

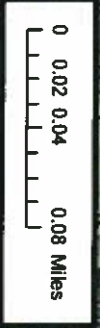
OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

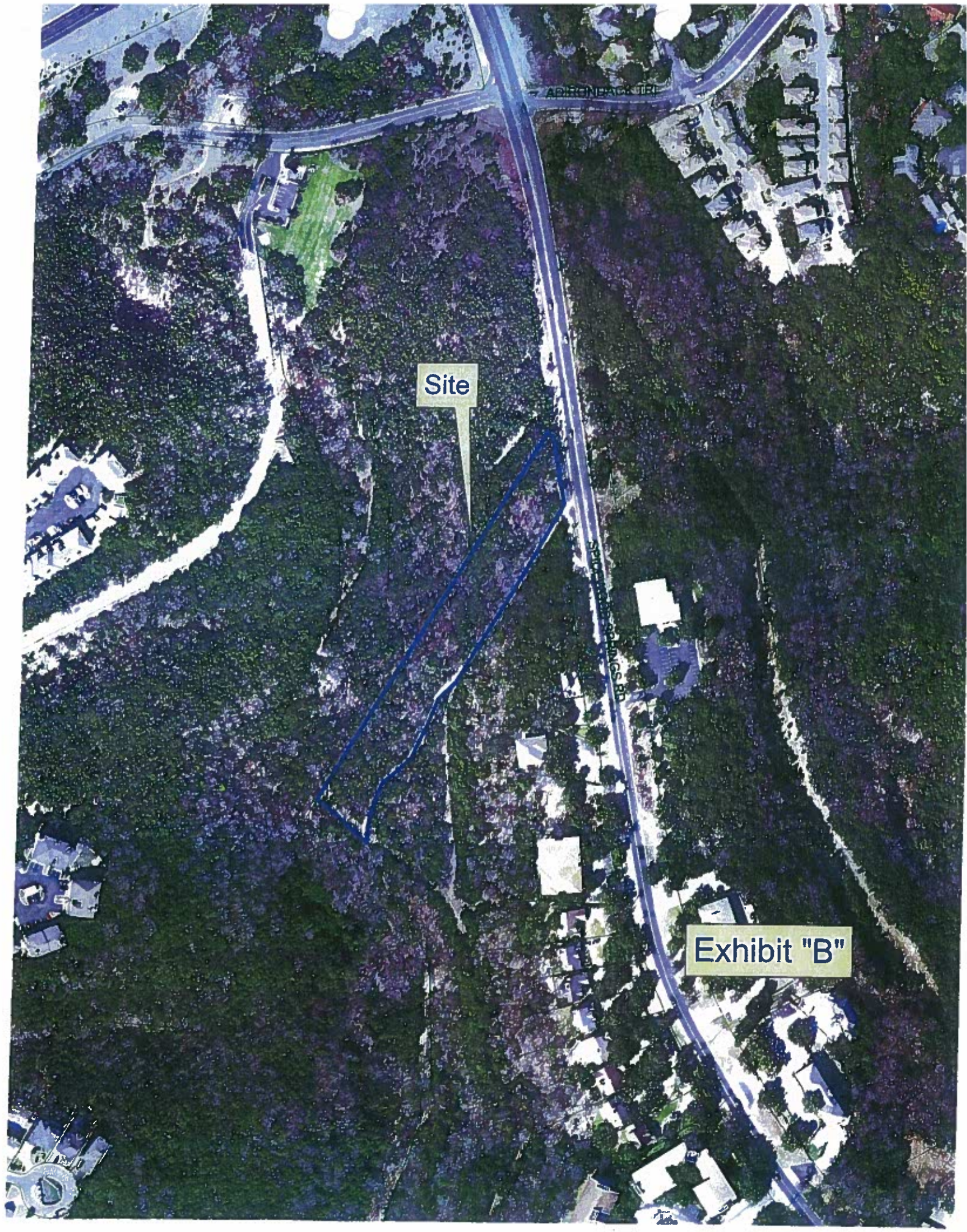




● Jollyville Plateau Salamander Localities

□ SDE.TCAD\_Parcels





Site

Exhibit "B"



ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 5005 SPICEWOOD SPRINGS ROAD FROM SINGLE**  
3 **FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO TOWNHOUSE**  
4 **AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from single family residence standard lot (SF-2) district to  
11 townhouse and condominium residence-conditional overlay (SF-6-CO) combining district  
12 on the property described in Zoning Case No. C14-2008-0128, on file at the Neighborhood  
13 Planning and Zoning Department, as follows:

14  
15 Being 2.37 acres of land, more or less, consisting of a 2.31 acre tract of land and a  
16 0.06 acre tract of land out of the James Coleman Survey No. 25, Abstract No. 169  
17 and the James M. Mitchell Survey No. 17, Abstract No. 521, Travis County, the  
18 tracts being more particularly described by metes and bounds in Exhibit "A"  
19 incorporated into this ordinance (the "Property"),

20  
21 locally known as 5005 Spicewood Springs Road, in the City of Austin, Travis County,  
22 Texas, and generally identified in the map attached as Exhibit "B".

23  
24 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
25 established by this ordinance is subject to the following conditions:

26  
27 Development of the Property may not exceed 4 residential units.

28  
29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the townhouse and condominium  
31 resident (SF-6) base district, and other applicable requirements of the City Code.  
32  
33  
34  
35  
36  
37

1  
2  
3 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
4

5  
6 **PASSED AND APPROVED**

7  
8  
9  
10 \_\_\_\_\_, 2008

§  
§  
§

11 \_\_\_\_\_  
12 Will Wynn  
13 Mayor  
14

15 **APPROVED:** \_\_\_\_\_

16 David Allan Smith  
17 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

EXHIBIT A

**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 2.31 ACRES OF LAND OUT OF THE JAMES M. MITCHELL SURVEY No. 17 ABSTRACT No. 521 AND THE JAMES COLEMAN SURVEY No. 25 ABSTRACT No. 169 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (2.35 ACRE) TRACT OF LAND DESCRIBED AS "FIRST TRACT" AND AS CONVEYED TO MORIN M. SCOTT, TRUSTEE, BY DEED RECORDED IN VOLUME 3627 PAGE 794 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found in the East line of Lot 106, Treetops Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96 Page 193 of the Plat Records of Travis County, Texas, and for the Northwest corner of that certain (2.35 acre) tract of land described as "First Tract" and as conveyed to Morin M. Scott, Trustee, by deed recorded in Volume 3627 Page 794 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (0.27 acre) tract of land described as "Second Tract" in said deed to Morin M. Scott, Trustee, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found in the present West right-of-way line of Spicewood Springs Road and for the Northwest corner of that certain (0.2128 acre) tract of land as described in Document No. 1999087726 of the Official Public Records of Travis County, Texas, bears N 38 deg. 58'09" E 68.71 ft.;

THENCE with the common line of said Scott (2.35 acre) and (0.27 acre) tracts of land, S 45 deg. 00' 37" E 83.28 ft. to a point of intersection with the present West right-of-way line of Spicewood Springs Road and the West line of said (0.2128 acre) tract for an angle corner of this tract;

THENCE crossing the interior of said Scott (2.35 acre) tract with the present West right-of-way line of Spicewood Springs Road and with the West line of said (0.2128 acre) tract, S 07 deg. 57' 07" E 50.69 ft. to a ½" iron rod found for in the South line of said Scott (2.35 acre) tract and in a Northerly line of that certain Road Easement as recorded in Volume 939 Page 502 of the Deed Records of Travis County, Texas, and a Northerly line of that certain tract of land as conveyed to Laszlo Herczeg and Evelyn Herczeg by deed recorded in Document No. 2000017269 of the Official Public Records of Travis County, Texas, and being the Southeasterly corner of this tract;

end of Page 1

THENCE with the Southerly line of said Scott (2.35 acre) tract, the following nine (9) courses;

- 1) S 31 deg. 32' 24" W 99.32 ft. to a 1/4" iron pipe found;
- 2) S 28 deg. 20' 51" W 90.98 ft. to a 1/4" iron pipe found;
- 3) S 31 deg. 57' 47" W 173.69 ft. to a point;
- 4) S 45 deg. 34' 58" W 91.75 ft. to a 1/2" iron pipe found;
- 5) S 24 deg. 39' 27" W 131.22 ft. to a 1/2" iron pipe found;
- 6) S 38 deg. 10' 05" W 143.49 ft. to a 1/2" iron pipe found;
- 7) S 23 deg. 39' 08" W 74.81 ft. to a 1/2" iron rod found with a plastic cap imprinted with "Carson and Bush Professional Surveyors";
- 8) S 07 deg. 32' 34" E 63.42 ft. to a 1/2" iron pipe found;
- 9) S 44 deg. 45' 05" W 10.33 ft. to a 1/2" iron pipe found for the Southwest corner of said Scott (2.35 acre) tract and being in the Northeast line of Lot 1, Block A, Vista North Section One-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84 Page 11D of the Plat Records of Travis County, Texas, and being the Southwest corner of this tract;

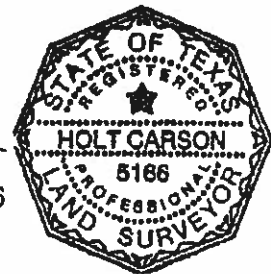
THENCE with the common line of said Scott (2.35 acre) tract and said Lot 1, Block A, Vista North Section One-A, N 32 deg. 59' 03" W 166.65 ft. to a 1/2" iron rod found for the Northwest corner of said Scott (2.35 acre) tract and for the most Northerly corner of said Lot 1, Block A, Vista North Section One-A, and being in the South line of the aforementioned Lot 106, Treetops Subdivision, and being the Northwesterly corner of this tract;

THENCE with the common line of said Scott (2.35 acre) tract and said Lot 106, Treetops Subdivision, the following six (6) courses;

- 1) N 34 deg. 01' 39" E 76.59 ft. to a 1/2" iron pipe found;
- 2) N 29 deg. 14' 45" E 108.76 ft. to a 1/2" iron pipe found;
- 3) N 33 deg. 28' 26" E 141.27 ft. to a 1/2" iron pipe found;
- 4) N 29 deg. 23' 10" E 110.71 ft. to a calculated point at a large fallen cedar tree;
- 5) N 31 deg. 07' 36" E 225.40 ft. to a 5/8" iron pipe found in a rock mound;
- 6) N 34 deg. 52' 35" E 183.74 ft. to the **PLACE OF BEGINNING**, containing 2.31 acres of land.

843  
SURVEYED: September, 2006

  
Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying map: A 762124



**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 0.06 ACRE OF LAND OUT OF THE JAMES COLEMAN SURVEY No. 25 ABSTRACT No. 169 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (0.27 ACRE) TRACT OF LAND DESCRIBED AS "SECOND TRACT" AND AS CONVEYED TO MORIN M. SCOTT, TRUSTEE, BY DEED RECORDED IN VOLUME 3627 PAGE 794 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron pipe found in the East line of Lot 106, Treetops Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 96 Page 193 of the Plat Records of Travis County, Texas, and for the Northwest corner of that certain (2.35 acre) tract of land described as "First Tract" and as conveyed to Morin M. Scott, Trustee, by deed recorded in Volume 3627 Page 794 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (0.27 acre) tract of land described as "Second Tract" in said deed to Morin M. Scott, Trustee, and being the West corner and **PLACE OF BEGINNING** of the herein described tract, and from which a 5/8" iron pipe found in a rock mound in the common line of said Scott (2.35 acre) tract and said Lot 106, Treetops Subdivision, bears S 34 deg. 52' 35" W 183.74 ft.;

THENCE with the common line of said Scott (0.27 acre) tract and said Lot 106, Treetops Subdivision, N 38 deg. 58' 09" E 68.71 ft. to a ½" iron rod found in the present West right-of-way line of Spicewood Springs Road and for the Northwest corner of that certain (0.2128 acre) tract of land as described in Document No. 1999087726 of the Official Public Records of Travis County, Texas, and being the North corner of this tract;

THENCE crossing the interior of said Scott (0.27 acre) tract with the present West right-of-way line of Spicewood Springs Road and with the West line of said (0.2128 acre) tract, S 07 deg. 57' 07" E 113.38 ft. to a point of intersection with the common line of said Scott (2.35 acre) and (0.27 acre) tracts and being the South corner of this tract;

THENCE leaving the present West right-of-way line of Spicewood Springs Road with the common line of said Scott (2.35 acre) and (0.27 acre) tracts, N 45 deg. 00' 37" W 83.28 ft. to the **PLACE OF BEGINNING**, containing 0.06 acre of land.

SURVEYED: September, 2006

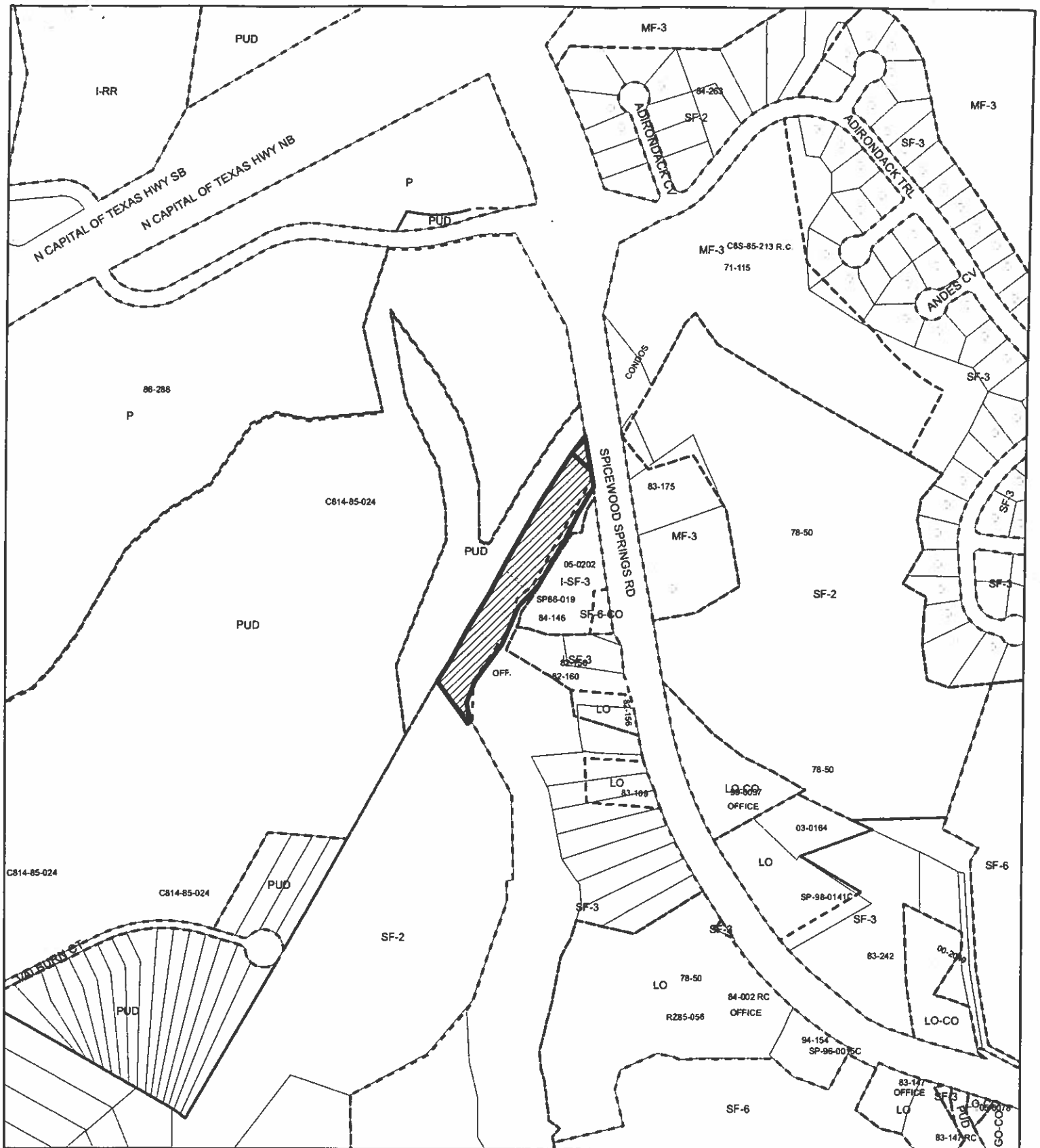
*Holt Carson*

Holt Carson

Registered Professional Land Surveyor No. 5166






see accompanying map: A 762124



# ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0128  
 ADDRESS: 5005 SPICEWOOD SPRINGS RD  
 SUBJECT AREA: 2.37 ACRES  
 GRID: H31 & H32  
 MANAGER: C. PATTERSON

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.